

Zoning Code: Permitted Use Tables

18A



A DDES Customer Information Bulletin



King County Department of Development and Environmental Services
900 Oakesdale Avenue Southwest Renton, Washington 98055-1219

<http://www.metrokc.gov/ddes/>

Frequently Asked Questions

King County DDES has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult King County staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.

What is the purpose of the permitted use tables?

The King County Zoning Code was designed as a land-use document. The Zoning Code includes permitted use tables that list the primary land uses found in King County. These tables contain eight general categories of permitted uses (see table on page 3). In addition to the eight general categories, specific land uses are also listed in the tables. Included with many of the land-use categories is a cross-reference to the Standard Industrial Classification (SIC) categories given in the SIC Manual. When a category is not referred to in the SIC Manual, a cross-reference is given to the definition used in Chapter 21A.06 of the King County Zoning Code. The SIC Manual, published by the Federal Office of Management and Budget, was adopted by the King County Council as part of the County's Zoning Code. The entire King County Code is available at the King County WEB site address listed above.

The permitted use tables are designed to organize land-use information into a compressed, but accessible, format. For example, suppose you were a property owner planning to build a neighborhood grocery store on a site zoned NB (neighborhood business). To get information about the zoning requirements of your site and intended use, you would start by reviewing the **Land Use Index**. Find "grocery stores" and you will see which page this subject is listed on in the code. "Grocery store," or "food store," is listed on page 08-18, which corresponds to Chapter 21A.08. "Food store" (a specific land-use category) is listed on the Retail/Wholesale Permitted Use Table. Special requirements and/or restrictions pertaining to land use are listed with the tables, as well as cross references to chapters of the code that pertain to possible related topics, such as off-street parking, landscaping, and sensitive area requirements.

How do I use the permitted use tables?

The following information describes how to use the permitted use tables. If you still have questions regarding how to use them after reviewing this bulletin, you may contact a Zoning Technician at 206-296-6600.

Frequently Asked Questions

The permitted use tables are designed to help individuals find locations where various land uses are allowed. The tables are grouped into the following eight general land-use categories:

1. Residential land use
2. Recreational/cultural land uses
3. General services land uses
4. Government/business service land uses
5. Retail/wholesale land uses
6. Manufacturing land uses
7. Resource land uses
8. Regional land uses

Within each of these eight land-use categories, there are also subcategories and categories for specific land uses.

What is included in the permitted use tables?

The permitted use tables were developed using a matrix format (see table on page 3), with each table using the same format and structure. The following major headings are included on each table:

1. The **general land-use heading** is located in the upper left corner of the table. It identifies which of the eight general land-use categories is included in that particular table.
2. The **zoning district** and corresponding **map** symbol are at the top of the table. The map symbol also appears at the bottom of each **zoning district column**.
3. The specific land use is listed down the left side of each table.
4. The **Standard Industrial Classification (SIC)** reference number is listed to the left of the **specific land use** on each table. An **asterisk (*)** in the SIC column indicates that the specific land use is defined in the code. This definition may include one or more SIC reference numbers.
5. When a specific land use is allowed in a zoning district, the **review process** is noted by the symbol “P” (permitted outright use) or the symbol “C” (conditional use) in the box at the intersection of the **zoning district** column and the **specific land-use** designation row. This box may also include a number that identifies any specific **development conditions**. Any such conditions would be found in the code section that follows the table. A **blank box** means that the specific use is not allowed in that particular zoning district.
6. The **general cross-reference notes** at the bottom of each table list some of the other chapters in the code which contain standards that may apply to the development (e.g., parking, landscaping, etc.), as well as application requirements and review procedures.

Frequently Asked Questions

Permitted Use Table

**KING COUNTY ZONING CODE
NUMBER/LAND USE HEADING**



21A.XX.XXX A. xxxx land uses.

**ZONING
DISTRICT**



KEY
P - Permitted Use
C - Conditional Use
S - Special Use

Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B S A E N R V E	U R R E B S A I N D E N T I A L		N B E U I S G I H N B E O S R S H O O D	C B O U M I U N E I S T S Y	R B E U G S I I O N E N E A S L S	O F I D U S T R I A L	I
	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I

SIC#	SPECIFIC LAND USE
------	-------------------

[MAP SYMBOLS]

*	XXXXXXXXXXXXXXXXXXXXX							P					
0000	YYYYYYYYYYYYYYYYYYY								C	C2			P2



SPECIFIC LAND USE ACTIVITIES



**STANDARD INDUSTRIAL
CLASSIFICATION
REFERENCE NUMBER**



**REVIEW
PROCESS**



**DEVELOPMENT
CONDITION**

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44 (*) Definition of this specific Land Use. see K.C.C. 21A.06.

Frequently Asked Questions

What is the relationship between the permitted use tables and the SIC Manual?

If a number appears next to a specific land-use item on the permitted use tables, it means the description or definition for that use is found in the SIC Manual. Because the SIC Manual includes such an extensive scope of economic activities, it is a comprehensive listing of the types of activities for which land uses are intended. The SIC Industry Code assigned to a land use is based on the primary activity intended for the site (e.g., food stores).

How is the SIC Manual hierarchy used in the permitted use tables?

The number of digits in the SIC number used in the permitted use tables refers to a category or subcategory in the SIC Manual. If a two-digit number is used (e.g., 92), a major group category is referenced. A three-digit number (e.g., 921) indicates an industry group subcategory of the major group category. A four-digit number (e.g., 9221) is an industry number that is a subcategory of the industry group subcategory. When a two-digit number is used, this means that all land uses in that two-, three-, and four-digit grouping are permitted. If a three-digit number is used, it means that all uses in the three- and four-digit groupings are permitted. If a four-digit number is used, this means only that specific use is permitted.

What is the difference between the land uses identified by the letters “P,” “C,” and “S” in the tables?

The differences between the letters used in the permitted use tables are described below:

“P”—Permitted Use—means the use is permitted outright. On the permitted use tables, a “P” can have a number next to it (e.g., P2, P5, etc.). This means that there are development conditions associated with that particular use.

“C”—Conditional Use—means the use is permitted as a “CUP” (conditional use permit). The CUP is processed administratively by DDES as a Type II land-use decision.

“S”—Special Use—means the use is permitted as a “SUP” (special use permit). The SUP requires approval by the King County Council following a public hearing before the Hearing Examiner. A SUP is processed as a Type IV land use decision.

Frequently Asked Questions

Other bulletins and telephone numbers that may be helpful

Bulletin 1 Building and Development Permit Telephone Numbers

Bulletin 17A Zoning Code: Overview and Summary

Bulletin 19A Zoning Code: Irrigation System Requirements

Bulletin 22 Zoning Code: Landscaping Requirements

Bulletin 43A Home Occupations and Home Industries

206-296-6600 DDES Information

206-296-6612 DDES Code Development Coordinator



King County complies with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting (two weeks notice) or require this information in Braille, audiocassette, or large print, please call 206-296-6693 or TTY 206-296-7217.